

PRINCE GEORGE'S COUNTY

MAY CONSTITUTE A PLANNING AREA. SAID PLAN, WHEN ORGANIZED BY PLANNING AREA, SHALL ON A COMPREHENSIVE BASIS ASSIGN A PROSPECTIVE LAND USE, EITHER OF A PUBLIC OR PRIVATE CHARACTER, TO EACH PARTICULAR PIECE, PARCEL, OR TRACT OF LAND LYING WITHIN THE SAID PLANNING AREA. SAID PLAN, WHEN ORGANIZED ON A COUNTY-WIDE BASIS SHALL, CONSISTENT WITH LOCAL AREA PLANS, ASSIGN THE SPECIFIC LOCATIONS THROUGHOUT THE COUNTY OF PARTICULAR PUBLIC IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, ROADS, SCHOOLS, FIREHOUSES, WATER LINES, OR SEWER LINES. A MASTER PLAN SHALL CONTAIN AN ESTIMATE OF THE COST OF ALL PUBLIC FACILITIES WHICH MUST BE ACQUIRED AND CONSTRUCTED IN ORDER TO CARRY OUT THE OBJECTIVES AND REQUIREMENTS OF THE PLAN. A MASTER PLAN HEREAFTER ADOPTED AND APPROVED SHALL BE OF NO FORCE AND EFFECT UNTIL IT IS ADOPTED AND APPROVED IN COMPLIANCE WITH PROCEDURES ESTABLISHED BY LAW, INCLUDING REQUIREMENTS FOR NOTICE AND PUBLIC HEARING. AFTER FINAL ADOPTION AND APPROVAL, A MASTER PLAN ORGANIZED ON A PLANNING AREA BASIS MAY BE AMENDED ONLY FOR THE ENTIRE AREA ENCOMPASSED BY THE PLAN. A MASTER PLAN MAY CONTAIN A TIME SCHEDULE ESTIMATING THE COMPLETION OF DEVELOPMENT OF VARIOUS PHASES OR PORTIONS THEREOF. THE ADOPTION AND APPROVAL OF A MASTER PLAN SHALL NOT GIVE RISE TO A PRESUMPTION THAT A CHANGE HAS OCCURRED IN THE CONDITION OR CHARACTER OF THE NEIGHBORHOOD IN WHICH ANY PIECE, PARCEL, OR TRACT OF LAND IS LOCATED, NOR SHALL SUCH ADOPTION AND APPROVAL, IN AND OF ITSELF, WARRANT THE APPROVAL OF ANY APPLICATION FOR RECLASSIFICATION.

(C) THE TERM "COMPREHENSIVE ZONING MAP" SHALL MEAN AN ORDINANCE IN THE FORM OF A MAP WHICH, BY ITS PROVISIONS, ASSIGNS TO EACH PARTICULAR PIECE, PARCEL, OR TRACT OF LAND CONTAINED WITHIN ITS BOUNDARIES A PARTICULAR ZONING CLASSIFICATION. SUCH MAP MAY NOT BE ADOPTED FOR AN AREA SMALLER THAN A PLANNING AREA, AS THAT TERM IS USED IN THE DEFINITION HEREIN OF MASTER PLAN.

(D) THE TERM "ZONING MAP AMENDMENT" SHALL MEAN A RECLASSIFICATION FROM ONE ZONING CATEGORY OR SUB-CATEGORY ESTABLISHED BY THE TEXT OF THE ZONING ORDINANCE, TO ANOTHER ZONING CATEGORY OR SUB-CATEGORY SO ESTABLISHED, OF ANY PIECE, PARCEL, OR TRACT OF LAND WHICH IS SMALLER THAN A PLANNING AREA, AS THAT TERM IS USED IN THE DEFINITION HEREIN OF MASTER PLAN.

(E) ANY "PERSON OF RECORD" SHALL INCLUDE THE APPLICANT FOR A ZONING MAP AMENDMENT OR SPECIAL